



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

JAMES SOUDER
Interim Executive Director

June 17, 2009

The Honorable Carl W. Block
Mayor of Stafford Township
260 East Bay Ave.
Manahawkin, NJ 08050-3329

RE: Stafford Township's Consistency Determination for Advanced ("Full") Plan Endorsement

Dear Mayor Block:

The Office of Smart Growth (OSG) and our State agency partners have reviewed the Plan Endorsement petition submitted by Stafford Township for consistency with the State Development and Redevelopment Plan (State Plan) and would like to commend the Township for its active participation and dedication to the Plan Endorsement process.

As you know, Stafford Township's petition for Initial Plan Endorsement was approved by the State Planning Commission (SPC) on May 17, 2007, which simultaneously designated the Stafford Regional Center. On April 15, 2008, the Township formally submitted for Advanced Plan Endorsement pursuant to the State Planning Rules (N.J.A.C. 5:85-7 et seq., as amended on May 17, 2004). The Township's submission for Advanced Plan Endorsement is now being evaluated pursuant to newly adopted rules for Plan Endorsement, as published in the New Jersey Register on April 20, 2009.

Pursuant to N.J.A.C. 5:85-7.14(a), OSG has determined that the Township has fulfilled all requirements for Plan Endorsement set forth in the State Planning Rules and the Plan Endorsement Guidelines, as approved by the SPC on October 17, 2008. As such, OSG shall prepare a recommendation report on Stafford Township's petition to the SPC for its consideration for Plan Endorsement. It is anticipated that this recommendation report will be provided to the Plan Implementation Committee (PIC), a subcommittee of the SPC, on July 29, 2009. Should the PIC determine that the petition is consistent with the State Plan; the PIC shall recommend the petition for endorsement by the SPC, which would occur on the next regularly scheduled meeting date, or on September 16, 2009.

Throughout the Plan Endorsement process, Stafford Township has exhibited unwavering commitment and tenacity to reaching the end goal of sound planning. Stafford Township serves as an example for other similarly situated communities across the State and demonstrates that Plan Endorsement is indeed achievable, particularly as Stafford Township could be the first and only municipality in the State of New Jersey to achieve both Initial and Advanced Plan Endorsement.

Extended Period of Endorsement and New Jersey Register Notice

Currently, the Township's endorsement expires on May 17, 2017. The SPC will consider Stafford Township's petition for Plan Endorsement for 10 years from the date Plan Endorsement is achieved. Provided that the SPC recommends endorsement on September 16, 2009, the Township's new endorsement expiration date is expected to be September 16, 2019. This endorsement date determines the duration of the Stafford Regional Center. As such,



OSG and the New Jersey Department of Environmental Protection (NJDEP) shall issue a notice in the New Jersey Register regarding the Township's endorsement period.

Revised Planning and Implementation Agreement (PIA)

As part of the review for Stafford Township's petition for Plan Endorsement, OSG staff and our State agency partners have cross-referenced the Township's original PIA with the requirements set forth in the *new* Plan Endorsement Rules and Guidelines. The attached revised PIA provides in **bold** the items that OSG and our State agency partners have added to the PIA to maintain consistency with the State Plan and the Plan Endorsement Guidelines.

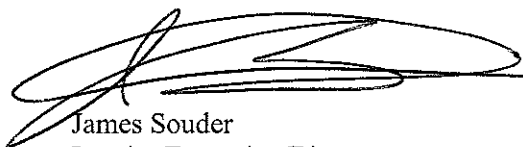
Please note that the State Planning Rules require OSG to monitor the status and progress of endorsed plans and the PIA. Pursuant to the State Planning Rules, N.J.A.C. 5:85-7.22(b), Stafford Township is required to provide annual reports to the Executive Director on the status of their PIA efforts, unless otherwise agreed. Also note that pursuant to N.J.A.C. 5:85-7.22(c), the Township is required, at least 30 days prior to adoption of a new or significantly revised plan, to provide copies of said new or significantly revised plans to the Executive Director. The impacts of the new or significantly revised plan shall also be addressed in the next regularly scheduled annual report.

Please also be aware that the State Planning Rules, N.J.A.C. 5:85-7.23, provide that the endorsement may be revoked if the SPC determines that the Township has either made substantial changes to its endorsed plans or substantially violated the terms of its PIA so that the plans of the Township of Stafford are no longer consistent with the State Plan.

Plan Endorsement is an on-going, dynamic process. OSG and our State agency partners will continue to serve as a resource to assist you with your planning efforts and the implementation of your revised PIA.

Should you have any questions or concerns, please feel free to contact myself or Lorissa Whitaker, Principal Planner for Ocean County within OSG at (609) 633-6314 or via email at lwhitaker@dca.state.nj.us.

Sincerely,



James Souder
Interim Executive Director

JS:lw

Attachment(s): Stafford Township Revised Planning and Implementation Agreement (PIA)

cc: Bernadette M. Park, Municipal Clerk
Paul Shives, Township Administrator, Stafford Township
James Raylman, Planning Board Chairman, Stafford Township
Bonnie Flynn, Community Development Director, Stafford Township
David J. McKeon, Planning Board Director, Ocean County (via email)
David Roberts, P.P., AICP, Planning Consultant, CMX (via email)
Lorissa Whitaker, Principal Planner, OSG (via email)
Karl Hartkopf, P.P., AICP, Planning Director, OSG (via email)
Alan Miller, Plan Endorsement Coordinator, OSG (via email)
State Planning Commission Members (via email)
Federal and State Agency Partners (via email)
OSG Interested Parties List (via email)
Stafford Township Plan Endorsement File

Stafford Township - REVISED Planning and Implementation Agreement

For consideration by the State Planning Commission on September 16, 2009

Topic	#	Subtopic	Activity (local action unless otherwise indicated)	State/County Assistance	Timetable (MM/DD/YY)	Status
General	A1	CAFRRA Center Boundary, revised planning area boundaries	Township to submit drafts of all new and revised planning documents required by this PIA to OSG, DEP and the Pinelands Commission.	OSG, DEP and Pinelands Commission to provide technical assistance	20 days prior to adoption by township	Completed
General	A2	Management area changes in Pinelands National Reserve	The Township will submit to the Pinelands Commission, with a copy to DEP and OSG, a completed application to amend its certified master plan and land use ordinances for that portion of the Township located within the Pinelands National Reserve but not located within the Pinelands Area. The submission shall be consistent with the petition for plan endorsement and PIA approved by the State Planning Commission. All areas proposed to be Planning Area 5 in the petition shall be proposed to be Forest, Preservation or other appropriate Area and all areas proposed to be Planning Area 2 or a designated center in the petition shall be proposed as a Regional Growth Area in the submission to the Pinelands Commission. The submission shall include all documents adopted pursuant to this PIA as of the date of the submission to the Pinelands Commission.	DEP and the Pinelands Commission will coordinate their respective reviews	8/16/07	Completed
General	A3	CAFRRA Center Boundary, revised planning area boundaries		DEP to provide the requisite notice concerning designated center and revised planning area boundaries in the NJ Register	10/1/07	Completed
General	A4	Plan Endorsement review	By May 17, 2008 September 16, 2010 and biennially annually thereafter, Stafford Township shall submit a report to OSG and the public concerning the terms of this PIA and related efforts pursuant to N.J.A.C. 5:85-7.22(b). Pursuant to N.J.A.C. 5:85-7.22(d), the first review is scheduled for one year after Endorsement due to significant PIA items that must be adopted within that timeframe.		05/16/08 09/16/10 and ongoing	Annual Report provided on March 18, 2009; next Annual Report due September 16, 2010
General	A5	Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OSG, DOT, DEP	Ongoing	Ongoing
General	A6	Revised Plan Endorsement Process	Once the new Plan Endorsement process is in place, the Township will have the option to work with state agencies to outline an action plan and timetable to attain the new standard for the benefit of additional state assistance. This action plan may be merged with this PIA, due to overlapping activities.	OSG and other state agencies	90 days after new rules and guidelines are adopted	Completed
General	A7	NJ Register Notice		OSG to provide requisite notice concerning extended period of endorsement in NJ Register	45 days from receiving Advanced Plan Endorsement	New PIA Item
General	A8	CAFRRA Center Boundary, revised planning area boundaries		DEP to provide the requisite notice concerning extended period of endorsement in NJ Register	90 days from receiving Advanced Plan Endorsement	New PIA Item
Land Use & Zoning	B1	Master Plan update	Update Master Plan so that it is consistent with the revised Center and Planning Area boundaries and related State Plan criteria. The Master Plan should also include the Stafford Business Park redevelopment area in its analysis.	OSG	8/16/07	Completed

Land Use & Zoning	B2	Master Plan update	The Master Plan should incorporate growth projections that the Township used in its Plan Endorsement and COAH petitions. If there are significant revisions, the Township shall inform OSG and COAH and provide justification.	COAH and OSG	8/16/07	Completed
Land Use & Zoning	B3	General zoning update	Manage growth within Regional Center through zoning, density controls, and ensuring consistency with the existing sewer service areas.	DEP and OSG	Ongoing	Completed
Land Use & Zoning	B4	General zoning update	Continue coordination with Pinelands Commission; ensure preservation and conservation of PA5, lower density in PA4, and medium density of mixed uses in PA2.	Pinelands Commission, OSG	12/31/07	Completed
Land Use & Zoning	B5	Interim zoning update	The Township will revise any zoning and redevelopment plans for areas outside the Center and Suburban Planning Area to prohibit uses and development that would adversely affect the environmentally sensitive features in those areas.	DEP and OSG	8/16/07	Completed
Land Use & Zoning	B6	Regulations	Ordinances for zoning, resource protection, and site plan and subdivision review revisions shall provide for the implementation of appropriate environs protection measures.	DEP and OSG	8/16/07 and ongoing	Ongoing
Housing	C1	Affordable housing	Revise petition filed in July 2005 as necessary pursuant to any relevant COAH rule changes following the January 2007 Appellate Court decision.	COAH	180 days after resolution of COAH third round rules	Completed
Housing	C2	Affordable housing	Ensure appropriate levels of affordable housing through implementation of COAH-certified Housing Plan.	COAH	Ongoing	Ongoing
Housing	C3	General	Provide for areas of concentrated growth, including senior and affordable housing accessible to basic public and retail services, primarily in the Center and Pinelands Regional Growth Area.	OSG and COAH	Ongoing	Ongoing
Redevelopment	D1	Stafford Business Park	Implement Stafford Business Park Redevelopment Plan.	Pinelands Commission, OSG, DOT, COAH	Ongoing	Ongoing
Redevelopment	D2	Economic Plan	The Township should include an economic plan which estimates the square footage of the existing, approved, and planned supply of various types of commercial space. Supply should be measured against demand, whether it is the growth of a particular sector or the customer base for retail. The economic plan shall also inventory opportunities for redevelopment and rehabilitation, including brownfields and greyfields sites, to prioritize the reuse of existing developed vacant space.	OSG, DEP and EDA	9/16/10	New PIA Item
Open Space & Recreation	E1	Open Space & Recreation Plan update	Produce open space & recreation element for Master Plan to ensure provision of accessible regional- and neighborhood-level open space and recreation facilities to serve existing population and new growth. The plan must identify and examine open space and recreation resources important to the municipality, and map out an implementation strategy to protect, manage and improve them.	DEP	8/16/07	Completed
Open Space & Recreation	E2	Open Space	Continue to preserve and acquire open space parcels through open space trust funds and Green Acres Program.	DEP and Ocean County	Ongoing	Ongoing
Environmental Resources	F1	Stormwater Management	Review and evaluate changes to Stormwater Management Regulations	DEP and Ocean County	8/16/07	Completed

Environmental Resources	F3	Wellhead Protection Plan	Revise and implement Wellhead Protection Plan in accordance with DEP model plans and ordinances. The Wellhead Protection Plan shall manage potential sources of contamination and threatening activities that occur within a source water protection area. Plans shall include delineation of the source water protection area, an inventory of known and potential contamination sources, a determination of water supply system susceptibility to these contaminants, public outreach and education about threats, implementation measures to prevent, reduce or eliminate threats, and contingency planning strategies to address with water supply contamination or service interruption emergencies. Source Water Protection Plans can be developed for the protection of either groundwater supplies of drinking water, wellhead protection areas or surface water supplies, intakes and reservoirs and their drainage.	DEP	3/28/09	Completed
Environmental Resources	F4	Coastal Consistency Statement	The Township shall prepare a statement that addresses natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal Zone Management Program.	DEP	8/16/07	Completed
Environmental Resources	F5	Habitat Conservation	The Township shall work with DEP on habitat conservation and incorporate this issue into the Conservation Element of the master plan, to be followed by implementation measures as necessary.	DEP	3/28/10	Ongoing
Environmental Resources	F6	Water Conservation	The Township shall incorporate water conservation into the Conservation Element of the master plan, to be followed by implementation measures to: <ul style="list-style-type: none"> • reduce water consumption levels • reduce the loss and waste of water • improve efficiency in the use of water • increase recycling and reuse in the water supply • extend the life of current water supplies by reducing the rate of growth in demand - water conservation measures through twp mua. 	DEP	3/28/09	Completed
Environmental Resources	F7	Stream Corridor Protection Plan	Revise and update Stream Corridor Protection Plan according to new DEP regulations. The plan shall establish the basis for a municipal Stream Corridor Protection Ordinance. The plan shall consider all waterways within or forming the boundary of a municipality and any State-required stream setback, wetland transition area, and riparian buffer. The plan shall also: <ul style="list-style-type: none"> • establish a comprehensive waterways map which will denote the standard limits of construction disturbance for each waterway based upon the best currently available information. • identify areas where existing or proposed development patterns conflict with and any State required stream setback, wetlands transition area, and riparian buffer. • provide for a systematic procedure to allow for alternative stream corridor construction setbacks based on an evaluation of the specific stream corridors in the study area to determine the extent of the features critical to supporting the functions of a healthy riparian buffer for the stream corridors in question and the requirements of applicable State statutes and regulations. • identify and prioritize locations for rehabilitation of areas with disturbed stream corridors. 	DEP	3/28/09	Completed
Environmental Resources	F8	Environmental Justice Inventory	The DEP will provide a list of known sites which emit pollution or are contaminated. The Township should then cross-apply this information with demographic information to ensure that planning does not adversely or disproportionately affect minority and low income individuals.	DEP	9/16/10	New PIA Item

Environmental Resources	F9	Green Buildings and Environmental Sustainability Plan Element	Pursuant to N.J.S.A. 40:55D-28, the Township shall prepare and adopt a green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.	OSG and DEP	9/16/10	New PIA Item
Transportation & Circulation	G1	Circulation Plan Update	Update circulation plan to incorporate concepts and standards from DOT's Mobility and Community Form guidelines.	DOT*	8/16/07	Completed
Transportation & Circulation	G2	Integrated Transportation - Land Use	Selectively accommodate commercial development as appropriate in the Route 9 and Route 72 Corridors in a manner consistent with compact, mixed use patterns that enhance transportation mode choice and maximize the efficiency of the existing roadway network by distributing traffic more evenly among state, county and local roadways. Future planning in the Route 9 and 72 corridors principally will center on revitalization, redevelopment and infill development. The vision for these corridors should emerge in concert with the work of the related corridor studies.	DOT*	Ongoing	Ongoing
Transportation & Circulation	G3	Integrated Transportation - Land Use	Implement strategies identified in the Route 9 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, and support mixed-use commercial development.	DOT*	Ongoing	Ongoing
Transportation & Circulation	G4	Pedestrian	Increase pedestrian connectivity between parks, and open space, residential neighborhoods and commercial centers.	DOT*	Ongoing	Ongoing
Transportation & Circulation	G5	Strategic improvements	Implement roadway and intersection improvements on Routes 9 and 72 in conjunction with G1, G2. Certain improvements shall meet DOT Traffic Engineering guidelines as part of the scoping process for any new projects.	DOT*	3/28/10	Ongoing
Transportation & Circulation	G6	Road capacity / buildout analysis	Prepare an analysis to determine whether enough capacity exists on the state highways and their immediately adjacent roadway network to accommodate the traffic generated by build-out based upon the current zoning.	DOT*	8/16/2007 9/16/10	Ongoing
Transportation & Circulation	G7	Goods movement	As part of Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT* in conjunction with Route 9 Study	8/16/2007 9/16/10	Ongoing
Transportation & Circulation	G8	Transportation Demand Management (TDM)	As part of Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides.	DOT* in conjunction with Route 9 Study	8/16/2007 9/16/10	Ongoing
Transportation & Circulation	G9	Improved Pedestrian Crossings	Partner with NJ DOT to improve pedestrian crossings at key nodal locations on Route 9.	DOT*	Ongoing	Ongoing
Transportation & Circulation	G10	Access Management	Partner with NJ DOT to create an Access Management Plan along the Route 9 Corridor. The Township will incorporate any necessary changes to the Township's Zoning Ordinance so that it is in conformance with the Highway Access Code for lands adjacent to Routes 9 and 72. The Township will also conditionally approve subdivision and site plans based on consistency with the requirements of the Highway Access Code. The Township will also undertake a capacity analysis that addresses traffic generation under build-out scenarios for current zoning and proposed redevelopment.	DOT* in conjunction with Route 9 study	9/28/08	Completed
Transportation & Circulation	G11	Bus transit	If the bus priority shoulder lane project on Route 9 extends to this part of the County, the Township shall work with NJ TRANSIT and DOT to ensure that any future plans for the re-design of the carriage way and/or intersections incorporate bus priority traffic signal improvements (e.g., queue jumps and/or green time extensions) and/or bus pull-ins and pull-outs in key locations.	NJ TRANSIT, DOT*	Conditional / Ongoing	Ongoing

Transportation & Circulation	G12	Biking Opportunities	The township should look in to options which would enhance bicycle travel where applicable, especially in the area of planned redevelopment of Stafford Business Park, as well as other locations. Requests for funding assistance can be made formally or informally; applications may also be submitted under Local Aid programs for which Stafford is eligible.	DOT	Ongoing	New PIA Item
Transportation & Circulation	G13		The Access Code desirable typical section (DTS) that the Township proposes on Route 9 from milepost 70.76 to milepost 73.30 would change from the present 4A (four lanes, divided with shoulders or parking) to a DTS of 4F (four lanes, undivided with shoulders or parking, with a 14-foot two-way left-turn lane). The proposed change would not affect the access level, which is 4 (driveway with provision for left-turn access via left-turn lane). Segments to the south are consistent with a DTS of 4F. In order to have this proposal fully evaluated, the municipality or any other applying entity would need to submit an application with justification for a change in the access classification through the New Jersey State Highway Access Management Code procedure.	DOT	Ongoing	New PIA Item
Infrastructure	H1.1	Wastewater Management Plan	Review Wastewater Management Plan annually to ensure sewer service area is consistent with designated growth area. Amend as needed, with a comprehensive update ever six years, consistent with Master Plan updates.	DEP, Ocean County	Review annually and amend as needed. Update every six years.	Completed and ongoing
Infrastructure	H1.2	Draft Wastewater Management Plan	Work with DEP to resolve any significant consistency issues in the draft plan prior to Plan Endorsement.	DEP	Township has submitted septic suitability report and had a pre-application meeting with DEP.	Completed
Infrastructure	H2	Draft Wastewater Management Plan	Submit to Ocean County and DEP a draft amended Wastewater Management Plan for Stafford Township that accommodates new development and redevelopment within the limits of the Center and Planning Area 2 and removes lands that are outside these areas from the sewer service area limits, unless already served by existing sewer connections or have a documented pre-existing sanitary health problem due to on-site wastewater disposal.	Ocean County, NJDEP	6/4/5/2007 12/31/09	Ongoing
Infrastructure	H3	Wastewater Management Plan		DEP review and action on the amended Wastewater Management Plan	6 months after County submits to DEP	Ongoing per new WQMP Rule
Infrastructure	H4	Sewer & Water Connections	Provide sewer and water connections as needed within the Center and Planning Area 2, and also in outside existing developed areas such as Mayetta, Royce Run, and Mallard Island if public health and safety issues arise (e.g. from failed septic systems).	DEP	Ongoing	Ongoing
Infrastructure	H5	Septic Management Plan	The Septic Management Plan shall establish the strategies and implementation measures necessary to ensure that septic systems are properly maintained and that new systems are located, designed, installed and maintained in accordance with State statute and regulation so as to protect ground water quality and to ensure the continuing viability of this means of wastewater management.	DEP	3/28/09	Ongoing
Urban Design / Sense of Place	I1.1	Revitalization	Identify areas for economic revitalization within Regional Center.	OSG	Ongoing	Ongoing
Urban Design / Sense of Place	I1.2	Revitalization	As any new redevelopment, infill and/or rehabilitation opportunities arise, work with OSG to plan for high-quality design and development consistent with other elements of this PIA.	OSG and interagency teams (DOIT, BRIT)	Ongoing	Ongoing
Urban Design / Sense of Place	I2	Historic Preservation Plan	As part of the new Master Plan, prepare and adopt a Historic Preservation Element based upon a Cultural Resources Inventory.	DEP and OSG	8/16/07	Completed

Urban Design / Sense of Place	I3	Historic Preservation Plan	Adopt a historic preservation ordinance that sets forth a process for designation and protection of historic sites and districts. The ordinance must articulate the design guidelines or standards for regulating these properties in order to prevent their unauthorized loss, alteration, or demolition, and where applicable, empower a local historic preservation commission to administer the Historic Preservation Plan. See N.J.S.A. 40:55D-28.	DEP and OSJ	3/18/08	Completed
Emergency Planning	J1	Inter-municipal coordination	Coordinate hazard mitigation and evacuation planning with Long Beach Island municipalities. This activity should include consideration of strategic improvements on Route 72 as well as appropriate land use planning along the corridor.	NJ State Police, DOT, OSJ	Ongoing	Ongoing

* When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.